

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 20, 2019, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Melissa Gengler, Jim Johnson, Greg McCown, Jim McKee and Greg Newport; (Liz Bavitz absent).

OTHERS IN ATTENDANCE Ed Zimmer, David Cary, Rhonda Haas and Teresa McKinstry of the Planning Department; Justin Schultz; Carol and Jed Hartweg; Jonathan Camp; Brendan Williams; and Matt Olberding of the Lincoln Journal Star.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown requested a motion approving the minutes for the meeting of May 16, 2019. Motion for approval made by Johnson, seconded by Newport and carried 5-0: Gengler, Johnson, McCown, McKee and Newport voting 'yes'; Bavitz absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

CERTIFICATE OF APPROPRIATENESS FOR 801 O STREET, THE RAYMONDS BROS. BUILDING IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

June 20, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Justin Schultz stated that this proposal is for the dock on the west elevation, along with an awning. The roof is pitched. The railing is shown for concept only at this time

Ed Zimmer stated that the dock has already been approved. Today's decision is for the roof over the dock.

McKee inquired where the roof will drain. Schultz is not sure. He will have to check if there is a

downspout that goes underground.

McKee believes the Commission will need to see a design on the railing. Zimmer doesn't believe that decision has been made yet.

McKee asked about the roof material. Schulz believes it will be stainless steel. Gengler asked about the color. Schulz can't answer that right now. Zimmer noted that it could be clarified later or identify it with the color above. Schulz believes the plan is for matte gray, or a little darker than galvanized.

McKee stated that it appears the pitch on the slanted roof is greater. McCown wondered if it will be fixed into the transom. Schultz replied that is correct.

Newport questioned if there has been any discussion of drop down shading for the windows. Schultz believes the building across the street will provide some shading.

McCown asked if there is a standard city sidewalk in front of the dock. Schultz believes that is correct.

Gengler inquired how the roof will be attached to the building. Schultz replied through the exterior wall and plated through.

ACTION:

Gengler moved approval as presented with Zimmer to have the final decision on color, seconded by Johnson and carried 5-0: Gengler, Johnson, McCown, McKee and Newport voting 'yes'; Bavitz absent.

It was noted that this doesn't include any details on the railing. That will come at a later date.

RECOMMENDATION ON COUNTY LANDMARK DESIGNATION OF COOLEY-DODGE FARMSTEAD, 17185 BLUFF ROAD, WAVERLY AND RECOMMENDATION ON A SPECIAL PERMIT TO CONSTRUCT AND OPERATE AN EVENT CENTER AND ASSOCIATED IMPROVEMENTS AT 17184 BLUFF ROAD, WAVERLY
PUBLIC HEARING:

June 20, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Zimmer stated this application is over a 17 acre parcel. The area is directly across the street from the Camp Creek Thresher campground. Their acreage includes the farmstead, set well back from the road. There is a substantial windbreak around the house. The house has a screened in porch. The barn has an offset roof pitch. It is in nice condition. It is not suitable

for the special permit. The request will be to construct another building to the north and operate an event facility, with parking on the grass between the new building and Bluff Rd. There is a chicken coop and corn crib on the property. There is a nice intact collection of the outbuildings.

McCown inquired if all the buildings were built at the same time. Zimmer replied it has the appearance that these are the original buildings. The E.L. Cooley family loses the farm in the early 1920's. He identifies the significance of this property in the landmark application as landscape architecture and agriculture. There is the absence of close neighbors. The nearest one is over one mile away. Staff felt this would be an appropriate location.

Carol Hartweg grew up on a farm similar to this in central Nebraska. Over the years, their barns and outbuildings were destroyed. She found it wonderful that this location was still intact. When they purchased this property, they had no intention of opening an event venue. The barn gave them the idea for a venue. They didn't feel the barn was appropriate for venues. They talked about the possibility of building a new building. The trees would provide a nice block from the Interstate.

Gengler asked how the new building size of 60 x 100 compares to the old barn. Jed Hartweg responded the old barn is about 60 x 50.

McCown asked if the new barn has been designed yet. Carol Hartweg presented a sketch. Nothing has been officially designed yet. She also provided a picture of her idea for the landscaping. Jed Hartweg added that the existing building is more than likely 60 x 80, with a center peak around 16 feet.

McCown wanted to know how the applicant sees the building being mostly used. Carol Hartweg foresees weddings. Gengler wondered if there will be any overnight accommodations. Carol Hartweg responded that nothing is planned for that.

Newport wondered if anything is known about previous structures. Zimmer stated that Carol Hartweg found an article about the 1888 predecessor. It looks as if the family expanded onto this property. Jed Hartweg stated that some documentation on the main barn was located. It was a certificate of when it was built. It has been temporarily misplaced.

Zimmer stated that the special permit runs with the land. These applicants are experienced in constructing buildings. Carol Hartweg stated that they remodel homes for a living. We have done historical buildings in the past. The name of the company is Midwest Home Design.

Zimmer noted that this application is a little unusual that this is not a Bed and Breakfast or apartments. He believes they can meet the fire standards in a new building and retain the historic character of the existing barn. Lancaster County has extended special home

occupations. Planning staff reviewed this application and believes it will work. It will go onto Planning Commission for review. This would be the first application under the new County ordinance.

Newport asked if the Hartweg's have met with neighboring property owners. Carol Hartweg stated that the Mayor of Waverly approached them. There is nothing in Waverly to accommodate any special event space. They are more than happy to fill the void.

ACTION:

Gengler moved to recommend approval of the landmark designation of the Cooley-Dodge farmstead, 17185 Bluff Rd. and approval of the special permit to construct and operate an event center and associated improvements at 17184 Bluff Rd., seconded by Johnson and carried 5-0: Gengler, Johnson, McCown, McKee and Newport voting 'yes'; Bavitz absent.

Gengler noted that the applicant will be back for a Certificate of Appropriateness where more details will be presented and reviewed.

CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE APOTHECARY BUILDING, 801 P STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:

June 20, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Jonathan Camp is back to discuss lighting for the Apothecary Building's identification sign. He is looking for thoughts and suggestions. Brendan Williams showed an example of a lighting option and the mounting. He stated that for the letters, the lighting would be mounted above the limestone ridge. He is not sure how far out they would need to be, around 30 inches perhaps. Zimmer questioned if this would be a continuous element. Williams responded they are still deciding if there would be a break or one long run.

Gengler asked if they plan on lighting the words on both sides of the building. Camp is focusing more on the west side.

McCown inquired how much sideways light they provide. Williams plugged in a light and provided an example. He was thinking of the same bracket that is being used below to hold these.

McCown believes it seems like a lot of material up and over the limestone. Zimmer sees the west side illuminated and it would seem to place light over the pilasters. He would suggest lighting the north side. He thinks lighting a sign on the west side would diminish the existing lighting. The applicant might also consider lighting up the north inscription and see if that

works.

Zimmer explained that the Commission reviewed and denied a request for lighting of the north façade with two lights. More than 90 days has passed and the applicant can request and the City must issue a Certificate of Allowance if the applicant wants to proceed with the work. If this is redone for four lights on the north, the applicant would relinquish their right to be issued a Certificate of Allowance on the two lights

ACTION:

McKee moved approval of the lighting of the Apothecary Building letters on the north side of the building as presented, lighting to be downlit with brackets from above, seconded by Johnson.

McKee believes you could partially hide the brackets on the limestone ledge.

Gengler is confused by this project. She feels we have already voted on some things for this building. She would appreciate more of a comprehensive package of the overall goal for the lighting scheme for the entire building. She agrees that lighting the letters on the north side gives the building a good identity.

Zimmer noted that the north side lighting was previously denied and the west side lighting was approved. He believes everyone should be interested in the total effect of lighting for the entire building. The north side is also a sign. Illuminating a sign is the same as creating a sign. You could yield the 90 day expiration on the sign. Signs are one area the Historic Preservation Commission has final authority.

Gengler inquired if the goal is more aesthetic or does the building have an identity problem. Camp believes it was both. The brighter illumination of the architectural features renders it more difficult to read the building identification.

Motion carried 5-0: Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

MISCELLANEOUS:

Zimmer is working on some landmark projects for the future

There being no further business, the meeting was adjourned at 2:40 p.m.